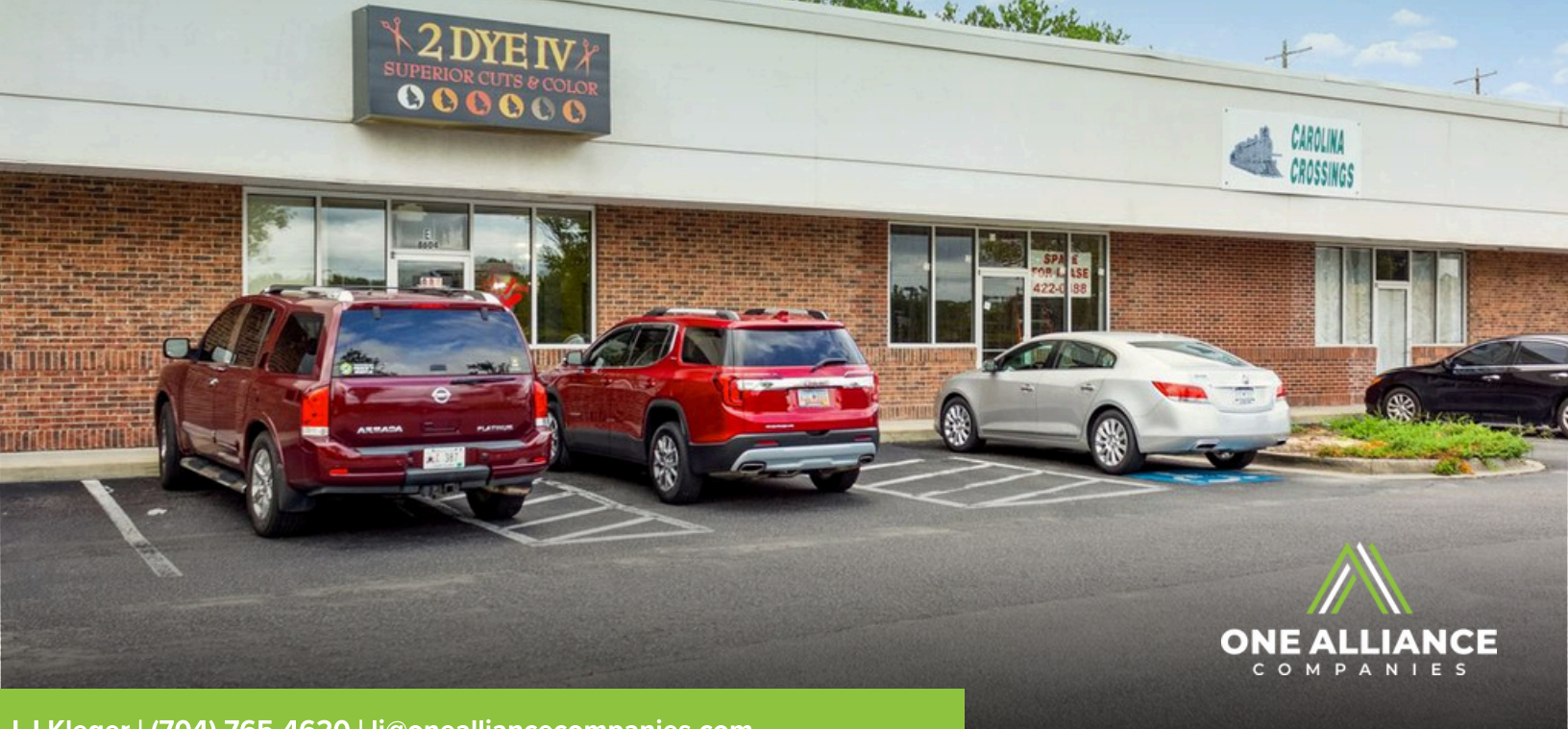


CAROLINA CROSSING



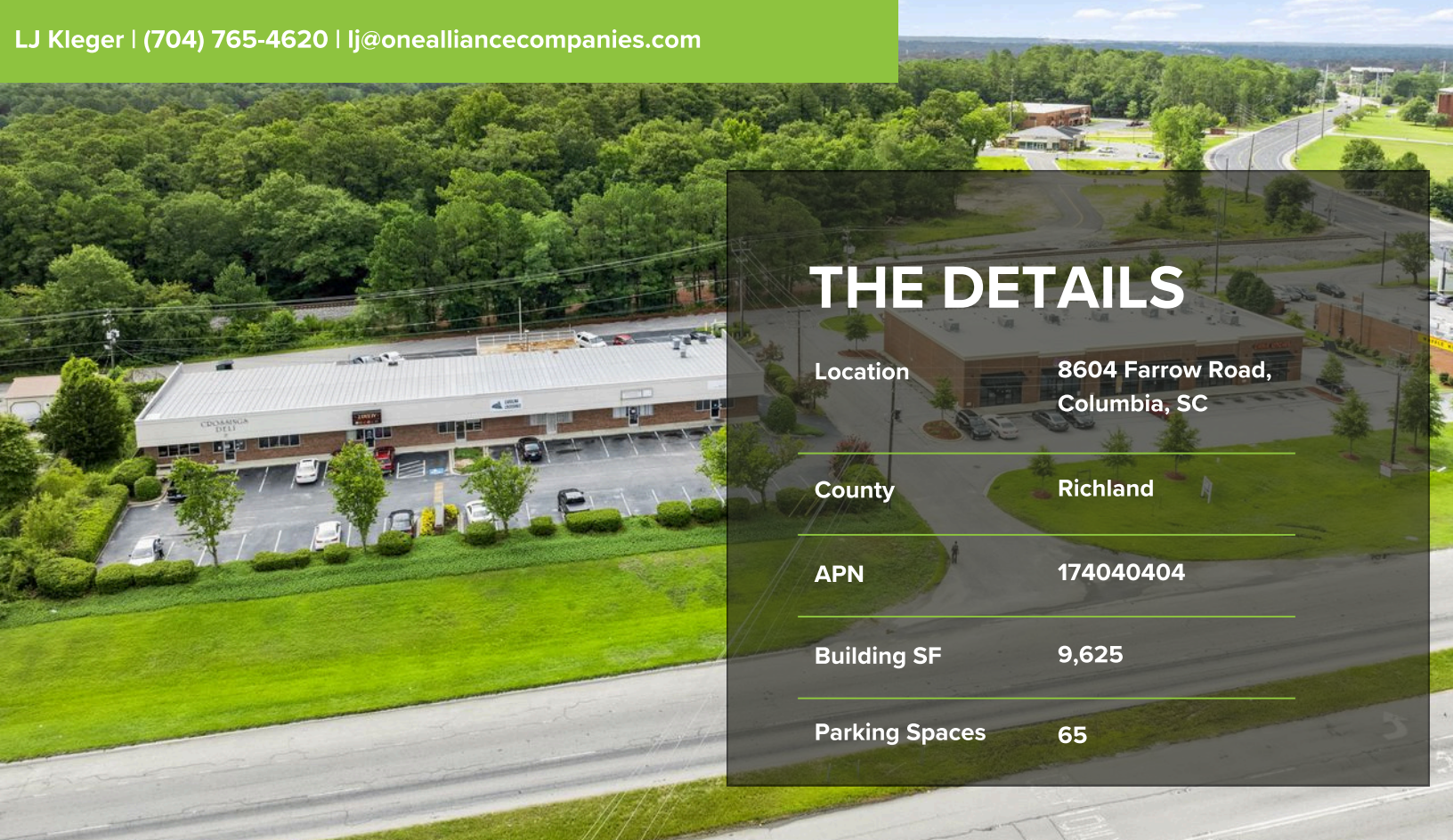
LJ Kleger | (704) 765-4620 | lj@onealliancecompanies.com

ABOUT THE SPACE

2ND GENERATION RESTAURANT FOR LEASE

- Situated on Farrow Road (23,000 VPD) and directly off of I-77 (83,000 VPD)
- The property is located less than 15 minutes from The University of South Carolina
- Recently upgraded vacant unit including new glass doors and modern storefront
- Metal roof and HVAC systems have been routinely serviced and well maintained
- The property is located across the street from the SCRA Research Park
- Scout Motors is a \$2B project that is going to create 4,000 jobs
- The property Scout purchased is located at 501 Blythewood Rd, Blythewood, SC 29016 which is just 10 miles north of Carolina Crossing





THE DETAILS

Location	8604 Farrow Road, Columbia, SC
County	Richland
APN	174040404
Building SF	9,625
Parking Spaces	65

AVAILABLE SPACE

Suite A	1,375 SF	1 st Floor	NNN (\$5.75)	Lease Rate: \$16/SF
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COLUMBIA, SC

Columbia is the capital of South Carolina and one of the state's largest cities. It sits in the center of the state, making it a hub for government, business, and travel. The city is home to the University of South Carolina's flagship campus, which brings a strong student population, major sporting events, and a vibrant college-town atmosphere.

Columbia's economy is supported by government, education, healthcare, and the military. Fort Jackson, the U.S. Army's largest basic training facility, is located here and plays a major role in the region.

Columbia's central location makes it one of the most accessible cities in South Carolina. It's positioned at the crossroads of major highways including I-20, I-26, and I-77, connecting the city to Charleston, Greenville, Charlotte, and the rest of the Southeast.

The Columbia metropolitan area has a population of over 850,000 people and continues to grow steadily. Its mix of students, military families, young professionals, and long-term residents makes the area diverse and dynamic.

Columbia's economy includes strong sectors like healthcare, insurance, manufacturing, and education. Major employers include BlueCross BlueShield of South Carolina, Prisma Health, Dominion Energy, and the University of South Carolina.

The city sits at the meeting point of the Saluda and Broad Rivers, which form the Congaree River. This provides plenty of outdoor recreation such as kayaking, walking trails, and riverfront parks. Columbia continues to grow its arts, culture, and dining offerings. The Vista and Five Points neighborhoods are known for restaurants, boutiques, galleries, and nightlife.

